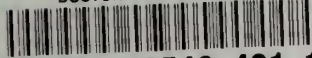


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JAMAICA PLAIN

DISTRICT PROFILE AND PROPOSED 1979-1981 NEIGHBORHOOD IMPROVEMENT PROGRAM

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City of Boston
Kevin H. White, *Mayor*

Boston Redevelopment Authority
Neighborhood Planning Program

1979

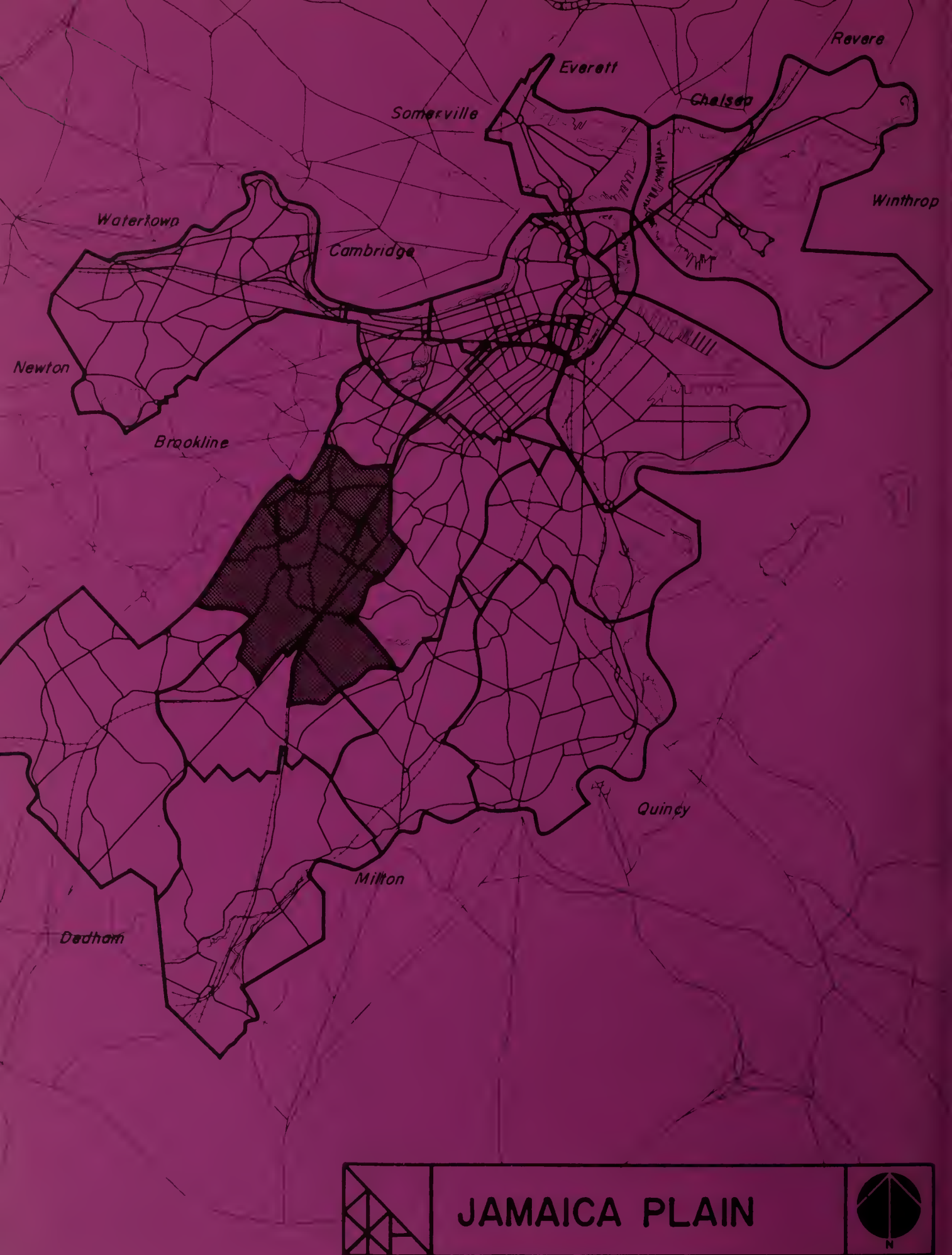
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The Neighborhood Planning Department of the Boston Redevelopment Authority has prepared this report to assist the residents of Jamaica Plain, City departments and others in the development of a comprehensive neighborhood maintenance and revitalization strategy.

Since 1968, Jamaica Plain has benefited from over \$24,000,000 invested in public facilities and human services. Facilities such as the Hennigan and Agassiz Community Schools, Brookside Park Family Life Center and services in the areas of health care, elderly programs, police foot and mounted patrols have all contributed to the viability of Jamaica Plain as a renewing residential neighborhood.

The construction of the Southwest Corridor project will increase the need for sensitive development policies in Jamaica Plain. The formulation of these policies and their implementation will be of critical importance over the next few years. The success of this Administration's efforts to revitalize Boston's neighborhoods depends upon the participation of residents in the planning process.

I urge you to study this document and the recommendations it contains, and ask for your participation in the decisions ahead of us.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin H. White". The signature is fluid and cursive, with a large, stylized "K" and "W".

Kevin H. White
Mayor

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I. Introduction/Summary

Jamaica Plain is one of Boston's most diverse residential neighborhoods. Home to over 45,000 people, it contains every typical Boston housing type from triple-deckers to suburban-style ranches. Jamaica Plain includes one of Boston's largest public housing projects and the City's only working farm.

Surrounded by the open spaces of Frederick Law Olmsted's "Emerald Necklace," Jamaica Plain has become an integrated community of black, white, and Hispanic homeowners without the widespread abandonment that often accompanies a change in the racial and economic structure of a neighborhood. The future of Jamaica Plain seems bright. Growing numbers of new homebuyers are attracted to the neighborhood by its abundance of two and three family homes. The income-producing ability of these structures is becoming more attractive in an era of rapidly rising housing costs. These new buyers are often childless, working couples or singles, drawn to Jamaica Plain by its quiet neighborhoods, low crime rate and accessibility. The completion of the new Orange Line rapid transit system in 1984 will only increase the area's desirability. However, as new economic forces begin to operate in Jamaica Plain pressures build on low-income



Frederick Law Olmsted was the creator of Boston's "Emerald Necklace" park system which surrounds Jamaica Plain. Source: Richard Heath, Franklin Park Coalition.

and elderly residents facing increasing housing costs.

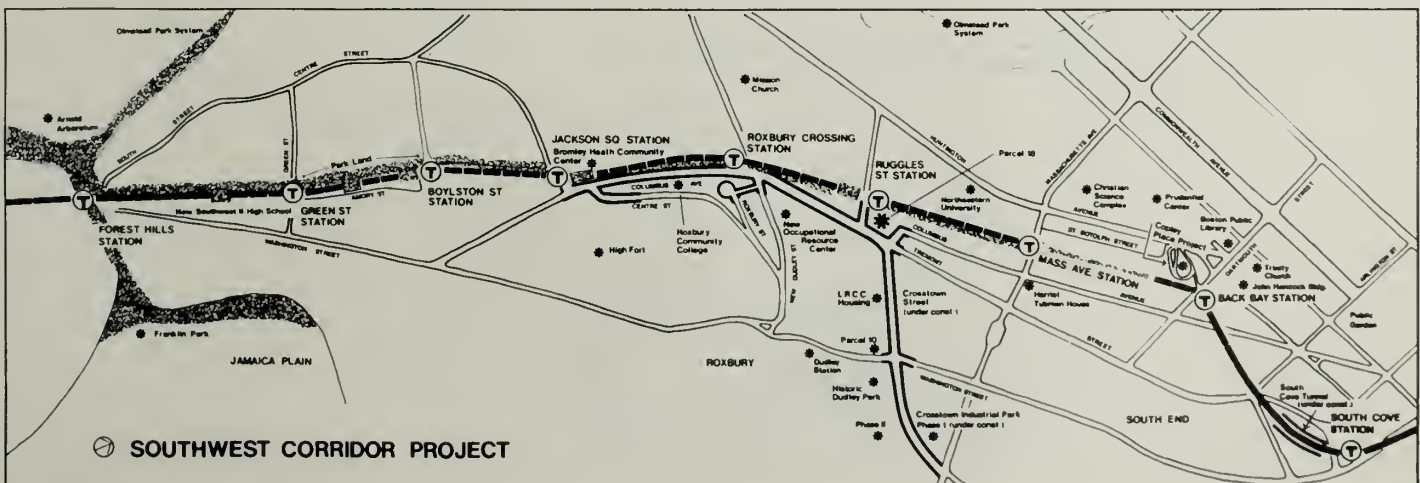
If a balance can be achieved between revitalization and displacement through increased home ownership opportunities, Jamaica Plain will benefit. The preservation and restoration of a strong homeownership residency

pattern will ensure the survival of the Centre Street Business district. A vital neighborhood commercial district is particularly important to the elderly and lower-income groups who have less access to suburban shopping and service facilities. Such a symbiotic relationship between differing income groups can affect other areas of concern such as crime, recreation and housing maintenance.

Problems do exist and a consensus on proposed solutions is often difficult to obtain from the heterogeneous population of long-time residents and new home buyers. Issues of primary concern to Jamaica Plain's citizens include: housing maintenance, transportation, institutional uses, industrial blight and the relocation of the Orange Line to the Southwest Corridor and its associated impacts.

Past public investments in Jamaica Plain have concentrated on the maintenance of the public infrastructure; streets, sidewalks, lighting, etc., and the stabilization of the housing stock. Major investments include the construction of two community schools, the Agassiz and Hennigan, and the Southwest II High School. New police and fire stations have been funded and are being planned for construction in 1979.

Plan diagram of Southwest Corridor Project. This illustration shows the location of the new transit line, stations and parkland in relationship to key streets and landmarks. Source: Southwest Corridor Project.



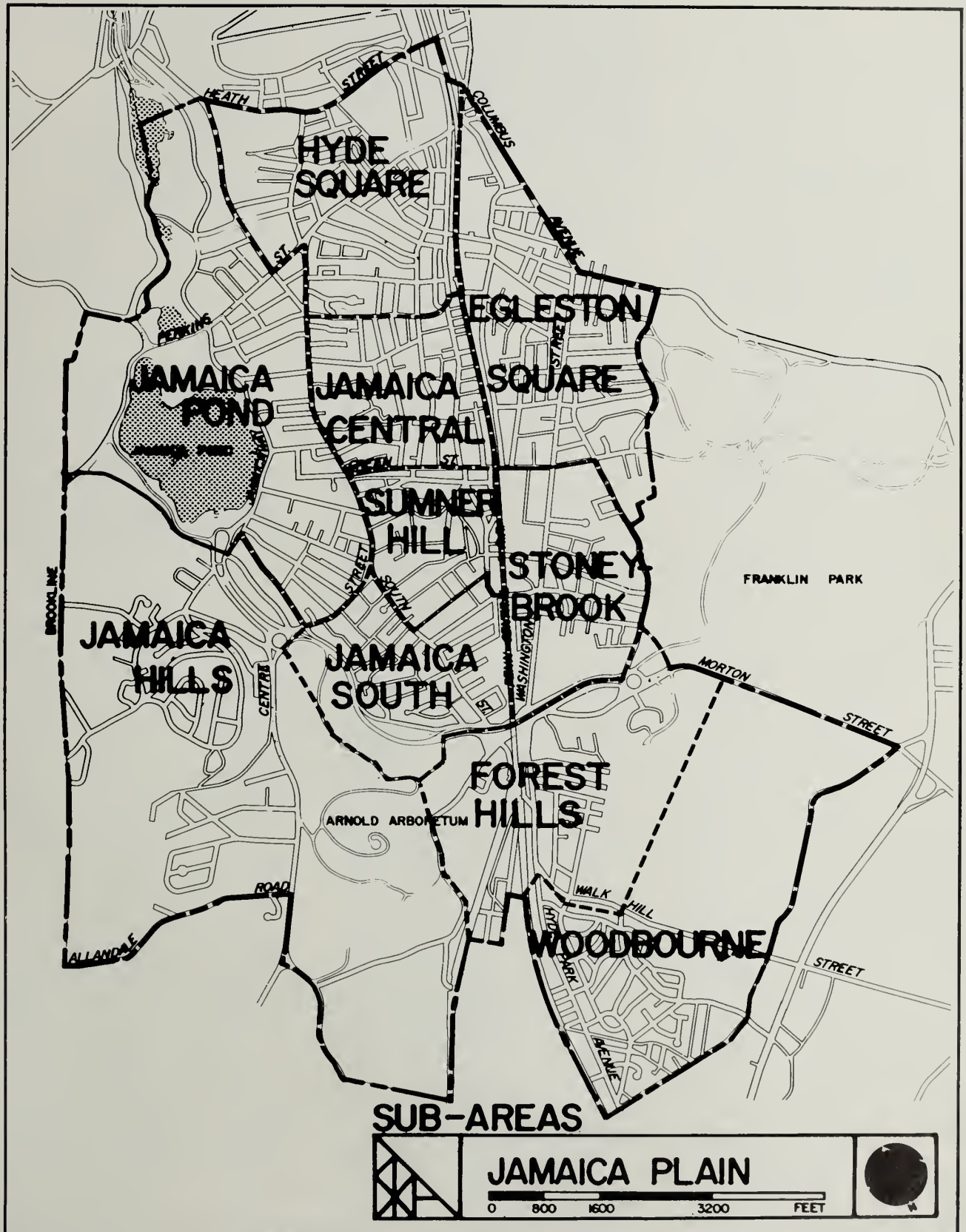


Jamaica Pond is a tranquil respite from the busy urban areas of Jamaica Plain

This Jamaica Plain Profile contains a proposed three-year improvement program which should serve as a guide for future public investments and activities in Jamaica Plain. With few exceptions, the three-year program endorses the City's past emphasis on residential area stabilization and housing improvements. A new area of planning and investment activity is suggested surrounding the Southwest Corridor Project which will bring major changes to Jamaica Plain in the years ahead.

Almost every area of Jamaica Plain is organized into some form of neighborhood association. These associations confront the problems of their area and assist the city government in making decisions about the allocation of resources and in the design of city policies through the citizen participation mechanisms described in this profile.

This 1979 Jamaica Plain Profile is intended to assist the residents of Jamaica Plain and others by describing the realm of issues present in the community and current plans and strategies to deal with those issues.



II. District Profile

A. EXISTING COMMUNITY NEEDS

1. Total District

a. Population and Income Characteristics

Jamaica Plain contains a healthy mixture of Boston's population and income groups. Housing is available for virtually all income groups.

Problems are occurring where the income level of the residents is not sufficient to maintain large homes or where absentee landlords are not providing adequate maintenance.

New middle and upper income residents have been attracted to areas such as Sumner Hill and Jamaica Pond by the large number of Victorian homes available at reasonable prices. While these new middle and upper income residents are occupying homes vacated by the upper income

groups of years past, Jamaica Plain was and still is home to middle income working families. Areas such as Jamaica South, Forest Hills and Woodbourne have traditionally been strong middle income neighborhoods and remain such. Low and moderate income buyers and renters can find housing available in the Hyde Square and Egleston Square areas.

Jamaica Plain appears to have reached a plateau in terms of total population. Estimates for 1976 show an insignificant drop in population from the 1970 level. While both the City of Boston and Jamaica Plain reached their peak of population in 1950, neither can ever be expected to reach those levels again because of the decline in the number of available housing units. In many areas population density has created additional problems.

The following information from the 1970 U.S. Census and estimates of current population provide a more complete picture of the situation in Jamaica Plain.

Race and Ethnicity

The loss of population in Jamaica Plain between 1960 and 1976 was accompanied by a significant change in the racial and ethnic diversity of the population.

The latest statistics compiled by City surveys indicate a continuation of this trend into 1977. Obviously the changing makeup of the population in Jamaica Plain is occurring, not to the district as a whole, but to several sub-areas. Hyde Square and Egleston Square are the primary areas of racial and ethnic change.

Family Income

Income distribution in Jamaica Plain appears to have remained relatively stable since 1970. Survey material combines Jamaica Plain and Mission Hill which may affect the results.

COMPARATIVE STATISTICS

	Total Pop. 1970	Black Pop. 1970	Spanish Pop. 1970	65 & Over 1970	Total Resid. Struct. 1970	Owner Occ. Struct. 1970	Median Family Income 1970	% Families Below Poverty Level 1970
Egleston Square	7,085	1,087 (15.3%)	1,016 (14.3%)	1,172 (16.5%)	860	566 (65.8%)	\$ 7,250	14.5
Forest Hills	2,811	2 (0.0%)	46 (1.6%)	347 (12.3%)	332	245 (73.8%)	\$ 9,000	12.5
Hyde Square	10,563	3,078 (29.1%)	1,417 (13.4%)	1,056 (10.0%)	1,076	635 (59.0%)	\$ 7,200	22.0
Jamaica Central	4,516	92 (2.0%)	266 (5.9%)	855 (18.9%)	607	428 (70.5%)	\$ 9,600	10.0
Jamaica Hills	3,245	24 (0.7%)	15 (0.5%)	463 (14.3%)	720	704 (97.8%)	\$ 12,700	2.0
Jamaica Pond	4,500	15 (0.3%)	21 (0.5%)	1,075 (23.6%)	591	486 (82.2%)	\$11,000	6.0
Jamaica South	4,187	110 (2.6%)	70 (1.7%)	648 (15.5%)	555	387 (69.7%)	\$ 9,000	10.0
Stoney- brook	3,003	157 (5.2%)	183 (6.1%)	350 (11.7%)	306	177 (57.8%)	\$ 8,550	12.0
Sumner Hill	2,377	18 (0.8%)	28 (1.2%)	558 (23.5%)	335	226 (67.5%)	\$ 9,700	10.0
Wood- bourne	3,188	0 (0.0%)	0 (0.0%)	469 (14.7%)	587	540 (92.0%)	\$10,500	8.5
District	45,525	4,583 (10.1%)	3,062 (6.7%)	6,993 (15.4%)	5,969	4,394 (73.6%)	—	—
City	641,071	104,206 (16.3%)	17,984 (2.8%)	81,718 (12.7%)	80,700	58,100 (72.0%)	\$ 9,133	

b. Housing

Jamaica Plain remains primarily a community of owner-occupied residential structures (74%). There has been only a slight drop in owner-occupied structures in recent years.

Housing maintenance is one of the primary concerns of Jamaica Plain's residents. Deterioration of the housing stock and resulting abandonment has serious effects on the surrounding buildings and neighborhood environment. Any decrease in owner-occupancy is accompanied by deterioration of housing conditions.

c. Commercial and Industrial Areas

The construction of the railroads through the Stonybrook corridor in the 1830's brought industrial and commercial activities to Jamaica Plain. Much of this development is now vacant or was removed in the abortive land acquisition for I-95. In 1977 a study by the BRA Research Department estimated that there were 37 manufacturing firms employing 965 persons in Jamaica Plain.

Commercial Revitalization Needs

The decline of neighborhood shopping centers in Jamaica Plain is not unusual in the era of "one stop" shopping at large outlying chain stores. The convenience of ample free parking at chain stores and variety of merchandise available in regional shopping centers make these facilities more attractive to those with automobiles. With a loss of clientele to outlying stores, the neighborhood store operator is often faced with diminishing sales and increasing costs. A typical response has been to reduce costs at the expense of service and quality, thereby decreasing the attractiveness of the merchandise to the remaining customers and setting into motion a cycle of decline. However, the need for neighborhood shopping areas, especially for the elderly or those without automobiles, requires that neighborhood commercial centers be upgraded and a balance of stores be provided offering the basic goods and services.

Although the district's commercial centers have low vacancy rates, a central issue is how to make the neighborhood shopping centers more competitive with outlying stores so that



The Centre Street business district remains active and lively, despite losses to suburban shopping areas.

residents will utilize the shops and services close at hand.

d. Recreation Facilities

Existing Open Space

The Jamaica Plain Planning District currently contains approximately 505.64 acres of public open space. The resultant average of 11.1 acres/1,000 population is among the highest in the City, and the relative well-being of this district in terms of open space is enhanced even more by the location of Franklin Park on the eastern border, although outside the district. Olmsted Park, the Arborway, Arnold Arboretum and Franklin Park, in fact, form a continuous stretch of green space through and around the district.

These sites which at least theoretically have a district-wide appeal are in good general condition. However, the sites which serve more local needs show a need for increased maintenance. Excluding the three elements of the major park system, only 7 of 22 (32%) sites were found in good condition while four were poor and an additional three were unusable.

Special Facilities

The Boston Parks and Recreation Department maintains an indoor facility at Curtis Hall Municipal Building. A swimming pool is also available at this site. Two community schools, the Agassiz and the Hennigan provide indoor facilities for athletic and passive recreational pursuits. The Hennigan Community School also maintains a swimming pool.

The Arnold Arboretum, a 223-acre site in the southern portion of the district, is owned by the City of Boston. However, it is maintained and operated by Harvard University.

Urban Wilds and Neighborhood Conservation

Twelve sites of natural significance were identified in the 1975 BRA Urban Wilds study for the Jamaica Plain neighborhood. One site, Chapman Meadow, adjacent to Hellenic College land, is currently on the City's Natural Areas Fund (a City/private foundation enterprise) First Feasibility list. The Hellenic College site and Bussey Brook are presently on the Second Feasibility list while the remaining sites are inactive. The Natural Areas Fund attempts to secure listed areas through acquisition or donation.

Six community gardens are currently in operation providing more than 40,000 square feet of land for gardening in the community.

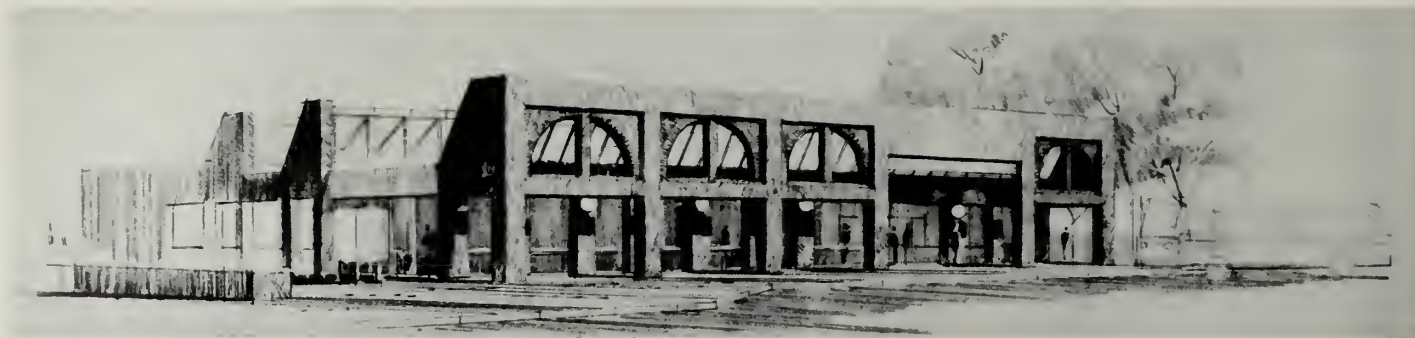
2. Jamaica Plain: Sub-Areas and Neighborhoods

Because it encompasses such a large geographic area, Jamaica Plain is sub-divided among ten identifiable neighborhoods. These areas conform in general to local neighborhood association boundaries, but vary in some instances to conform to Census boundaries for purposes of data analysis.

a. Egleston Square

The Egleston Square neighborhood is a residential area of approximately 7,100 people, but also contains the major portion of Jamaica Plain's industrial area. Egleston Square is a racially mixed neighborhood; in 1970 the population was 70% white, 15% black and 15% Hispanic. Since then both the black and Hispanic populations have increased.

The neighborhood's housing stock is comprised mainly of two and three family frame dwellings, with various other housing types (mainly single family) interspersed throughout. Nearly two-thirds of the housing stock is owner-occupied but Egleston Square also has the second highest abandonment and vacancy rate in Jamaica Plain. Under the federally funded Community Improvement Program (CIP) in the late 1960's, many residential units in Egleston Square were rehabilitated and needed street improvements completed. Recently, the 312 program was made



Perspective study drawing of the new Boylston Street Station. Source: MBTA Southwest Corridor Project.

available in the portion of the neighborhood which was not eligible in the past.

Egleston Square has a small business district along Washington Street which services local residents' needs. The decline and problems of this commercial area is one of the neighborhood's concerns. The relocation of the Orange Line and removal of the Washington Street "el" will provide a new opportunity for visual and business revival.

The new Orange Line will also bring improved rapid transit service and accessibility to the Egleston Square neighborhood. A new station to be constructed on Boylston Street will increase the desirability of this residential area. Residents are concerned with the various impacts of the new station and the related development parcels in the corridor area.

Other neighborhood concerns focus on housing problems and industrial blight.

b. Forest Hills

The Forest Hills neighborhood is a residential area of approximately 2,300 people; in 1970 the population was 98% white and 2% Hispanic. The housing stock is comprised mainly of two and three family frame dwellings with about 20% of the stock in single family structures. Forest Hills has a small business district along Washington Street and Hyde Park Avenue to service local residents' needs.

Neighborhood concerns focus on traffic problems, public works improvements, housing problems, the reuse of Southwest Corridor parcels and the

impact of the proposed new Forest Hills MBTA Station and 500 car parking garage. Residents are disturbed with the pressures placed on their community by commuter automobiles because of its location at the terminus of the Orange Line.

c. Hyde Square

The Hyde Square neighborhood is a residential area of approximately 10,600 people. In 1970, the population was 58% white, 29% black and 13% Hispanic; however, over 90% of the neighborhood's black population is in the Bromley-Heath housing project and the Spanish population was significantly undercounted. The housing stock (with the exception of Bromley-Heath) is mainly two and three family frame dwellings with about 10% of the stock in single family homes. The area is experiencing a continuing influx of Hispanic residents who also comprise the majority of replacement buyers in the neighborhood. Hyde Square has serious housing problems; the neighborhood has the highest abandonment rate in Jamaica Plain.

The local business district along Centre Street has nearly complete occupancy with a majority of businesses owned or operated by Hispanic merchants; additionally, a large number of stores have rehabilitated their storefronts with the aid of the City's RESTORE program. A concentrated planning effort surrounding Hyde Square, in general, and the vacant land adjacent to the Stop & Shop and Bromley-Heath, specifically, has begun. It is hoped that this work will improve the range of services and goods available to the Hyde Square

area. Neighborhood concerns focus on housing problems, heavy commuter traffic on Lamartine Street, impact of the proposed Orange Line stations and reuse of the vacant parcels in the Southwest Corridor.

The Bromley-Heath public housing project has, in the past, been a severe source of blight and negative impact on the Hyde Square community. Since 1973 the project has been tenant-managed. The Bromley-Heath Tenant Management Corporation has been successful in stabilizing this project of 1216 units. A declining vacancy rate and increasing self-maintenance are hopeful signs for the development. The City and the Boston Housing Authority are hopeful that increased federal funding will speed this process during the next year.

d. Jamaica Central

The Jamaica Central neighborhood is a residential area of approximately 4,500 people. In 1970, the population was 92% white, 2% black and 6% Hispanic. The housing stock is mainly two and three family frame dwellings with about 31% of the stock in single family homes. Under the City's Community Improvement Program, many residential units were rehabilitated and needed street improvements completed.

However, Jamaica Central still has some housing problems; the blighting presence of land cleared for the Southwest Corridor has threatened residential stability, and it is along the Corridor where the majority of housing in fair to poor condition is located. Neighborhood concerns focus on housing problems, heavy commuter traffic on Lamartine

Street, impact of the proposed Orange Line stations reuse of the vacant parcels in the Southwest Corridor and other vacant land from residential demolitions throughout the neighborhood.

e. Jamaica Hills (Moss Hill)

The Jamaica Hills neighborhood is a residential area of approximately 3,200 people. In 1970, the population was 98% white, 1% black and 1% Hispanic. The housing stock is predominantly single family homes (about 95%) with about 5% of the stock comprised of two and three family structures. Jamaica Hills is a strong residential neighborhood with Jamaica Plain's lowest abandonment and vacancy rate and its highest family income and owner-occupancy rate. Neighborhood concerns focus on institutional expansion and conversion, and the maintenance of the single family character of the neighborhood.

In 1977 the Boston Landmarks Commission designated the vacant Adams-Nervine Asylum as an historic landmark for its excellent Victorian buildings and grounds. The reuse of this critical facility, adjacent to the Arnold Arboretum, is a vital issue facing the Jamaica Hills neighborhood.

f. Jamaica Pond

The Jamaica Pond neighborhood is a residential area of approximately 4,600 people. In 1970, the population was 99% white and less than 1% black and Hispanic. The Jamaica Pond area also has Jamaica Plain's highest percentage of elderly residents (23.6%), nearly twice the City average. The housing stock is 37% single family structures and 60% two and three family structures. The southern half of the neighborhood has a greater proportion of large, old Victorian homes on large lots while the northern half has a greater proportion of modest two and three family homes on smaller lots.

In recent years, the Jamaica Pond area has been under pressure from developers desiring to convert many of its old, large homes to multi-family units; some have been taken over by communes and religious sects and there have also been conversions to nursing homes and student quarters. Additional concern in the neighborhood has been raised by the threat of



The reuse of the old Jamaica Plain High School is a major issue facing the Sumner Hill area

institutional expansion and conversion.

The Centre Street business district, which serves the Pond area and many other Jamaica Plain residents has attracted the attention of the Pond Association. Quality of merchandising, vacancies and parking are areas of interest.

g. Jamaica South

The Jamaica South neighborhood is a residential area of approximately 4,200 people. In 1970, the population was 95% white, 3% black and 2% Hispanic. The housing stock is mainly two and three family frame structures with about 28% of the stock in single family homes. Under the City's Community Improvement Program, many residential units were rehabilitated and needed street improvements completed. Jamaica South is a strong neighborhood with a low vacancy and abandonment rate. Neighborhood concerns focus on the large parcels of vacant land cleared for the Southwest Corridor and what their ultimate disposition will be as well as the impact of the new Forest Hills MBTA Station and garage.

h. Stoneybrook

The Stoneybrook neighborhood is a residential area of approximately 3,000 people but also contains a large portion of Jamaica Plain's industrial area. In 1970, the population was 89% white, 5% black and 6% Hispanic. The housing stock is comprised mainly of two and three family frame dwellings, with the triple decker predominating. The neighborhood has serious housing problems; it has the third highest vacancy and abandonment rate in Jamaica Plain and over 30% of the units need fixing up over \$1,000. The 312 program was recently

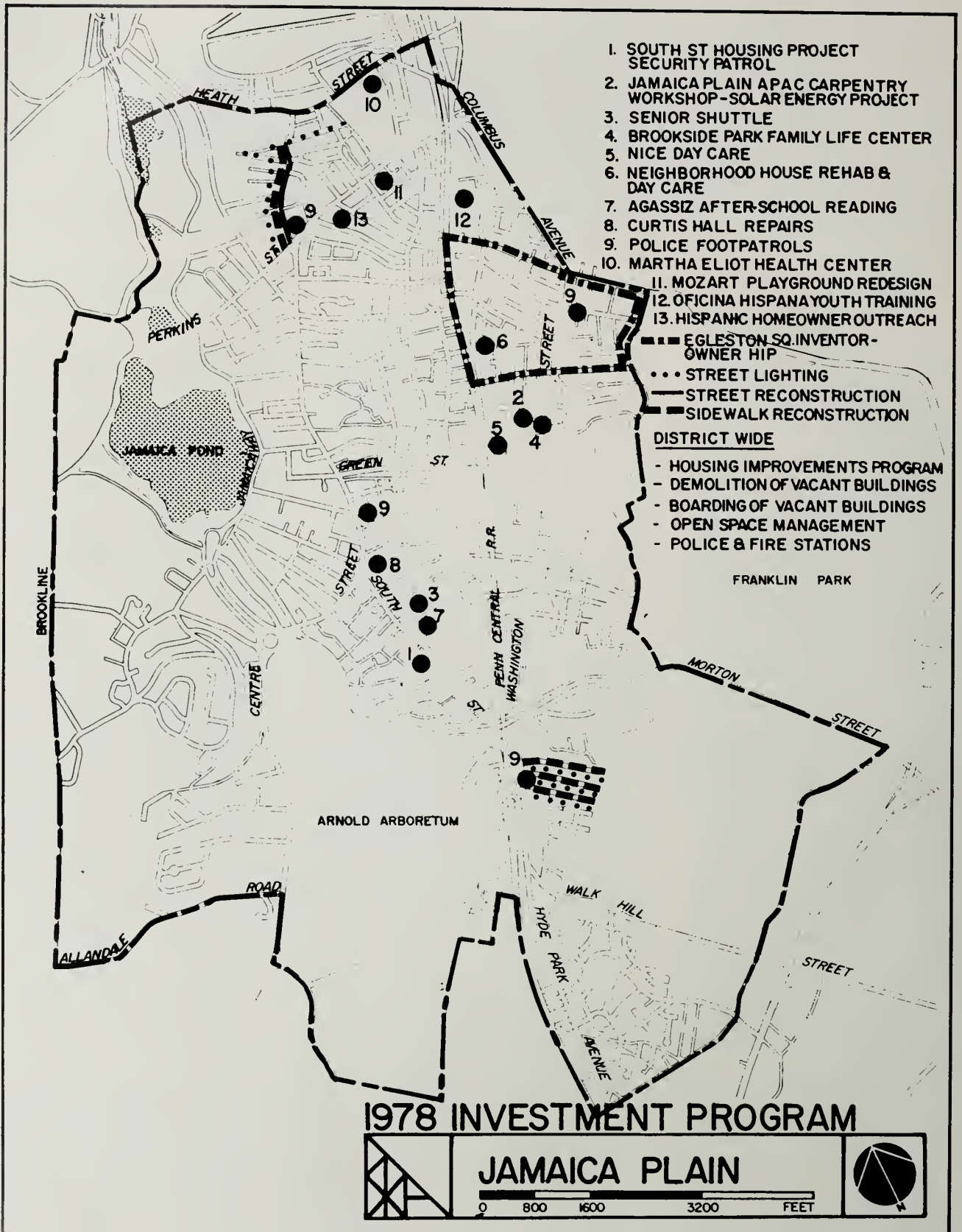
made available in the Stoneybrook neighborhood to help meet some of its needs.

The Washington Street "El" and sections of the industrial area are a blighting influence on the neighborhood. Increasing industrial and commercial uses, such as the new Hatoff's gas station have been the chief concerns of neighborhood residents. Additional issues in the community include housing problems, impact of the new Orange Line and reuse of vacant land in the Southwest Corridor.

i. Sumner Hill

The Sumner Hill neighborhood is a residential area of approximately 2,400 people. In 1970, the population was 98% white, 1% black and 1% Hispanic. Sumner Hill also has the second highest percentage of elderly residents (23.5%) in Jamaica Plain. The housing stock is 39% single family structures and 53% two and three family structures. A significant part of the housing stock is old Victorian homes on large lots and Sumner Hill is attracting young families and professionals as replacement buyers. The neighborhood is bounded on one side by the Southwest Corridor and will be impacted by a new Orange Line Station at Green Street and development of vacant parcels of Corridor land.

Additionally, Sumner Hill faces the problem of finding a suitable reuse for the Jamaica Plain High School when the new SWII High School is completed. Current thinking in the community indicates that low-density residential reuse would be the most desirable.



j. Woodbourne

The Woodbourne neighborhood is a residential area of approximately 3,200 people. In 1970, the population was 100% white. The housing stock is primarily single family homes (67%) with 31% in two and three family structures. Woodbourne has the second highest owner occupancy rate (92%) in Jamaica Plain and a low vacancy rate. Neighborhood concerns focus on the poor conditions at Pagel Playground and on the reuse of vacant parcels in the Southwest Corridor.

B. PAST MAJOR PUBLIC INVESTMENT (1968-1977)

Public investment in Jamaica Plain has increased substantially in the last ten years over past periods. Over \$24,000,000 has been expended on public facilities and services. The intent of these investments has been to strengthen the residential character and potential of the neighborhood.

New schools, playgrounds, street and sidewalk reconstruction and utility improvements are examples of major expenditures.

Housing activity has included new construction, conservation, leased housing and rehabilitation. New elderly housing developments have been very successful additions to Centre Street and Amory Street. The City's



Using City funds, the Urban Edge Vacant Housing Rehabilitative program has revitalized houses such as this throughout Jamaica Plain.

Housing Improvement Program has encouraged the rehabilitation of over 500 homes.

A pilot program began during 1978 to provide rehabilitation incentives to investor-owners. Limited to Boston residents, the program should allow small investor-owners to improve their properties which now may detract from neighboring owner-occu-

pied homes. The pilot program area in Jamaica Plain for 1978 is Egleston Square. If the program proves successful, it should be extended to other areas of the city.

Rehabilitation of abandoned houses for sale to owner-occupants was started under a 1975 program administered by Urban Edge. The program, jointly funded by the Federal Urban Reinvestment Task Force and the city, provides a revolving loan fund for renovation and a subsidy pool for properties where the highest bid by a prospective buyer is less than the total cost of acquisition and renovation.

C. 1978 PUBLIC INVESTMENT PROGRAM (July 1978-July 1979)

The 1978 program for Jamaica Plain is targeted in three ways: by population group, geographical area, and issue. Hispanics (15% of the population), elderly (20%) and youth are significant special needs groups in Jamaica Plain to whom the proposed programs are addressed. Hyde Square and Forest Hills have been selected for concentrated investments to reduce the rate of physical decline due to the limited financial means of the residents and a variety of external blighting influences. Thirdly, five priority issues have been identified by Jamaica Plain residents for funding: police protection, skills training and employment, housing improvement, parks and recreation facilities, and public works improvements. All of the 1978-79 programs fall within one or more of these five categories.

1. Housing

Housing Improvement Program	\$ 300,000
Boarding and Demolition	
— of vacant buildings	90,000
Open Space Management	
— of vacant lots	50,000
South Street Housing Project	
— security patrol	20,000
Jamaica Plain APAC Carpentry Workshop	
— Solar Energy/Weatherization Demonstration Project (construction materials for 4 owner-occupied homes)	11,500
Pilot Housing Improvement Program for Egleston Square Absentee-Owners	20,000

2. Human Services

Senior Team Title XX donation:	\$ 30,000
Brookside Park Family Life Center	40,000
Senior Shuttle	17,000
Agassiz Community School	
— After School Reading	15,000
Neighborhood Involvement in Children's Education, Inc. (NICE)	
— Day Care Title XX donation	50,000
Jamaica Plain Neighborhood House	
— construction materials for interior renovation	35,000
— After School Day Care	15,000

3. Neighborhood Improvements

Police Station and Fire Station	
— new construction	\$2,700,000
Curtis Hall	
— general repairs and swimming pool renovations	330,000

4. Commercial Centers

Centre Street Police Patrol	\$ 27,000
Egleston Square Police Patrol	20,000

5. Concentrated Investment Areas

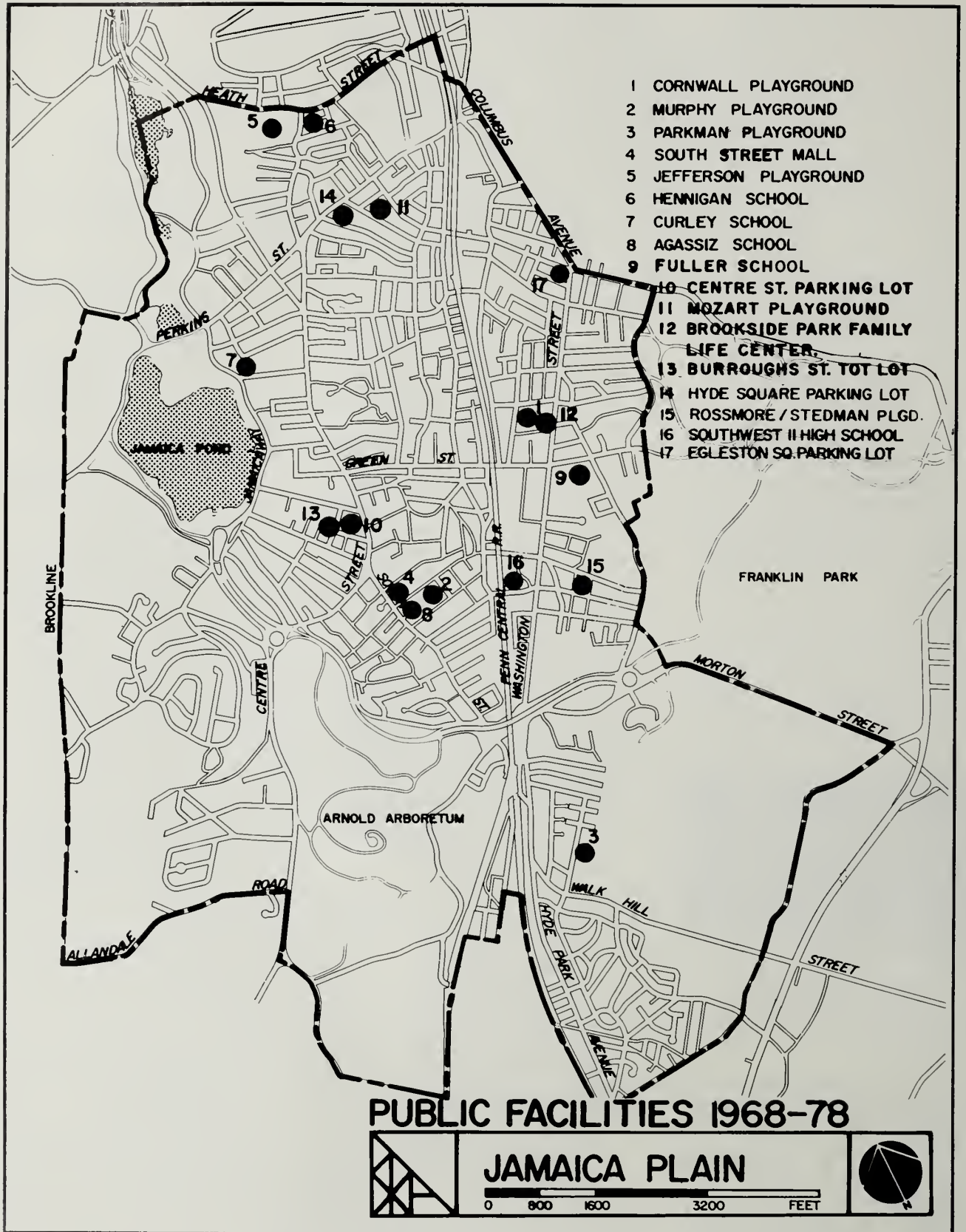
a. Hyde Square

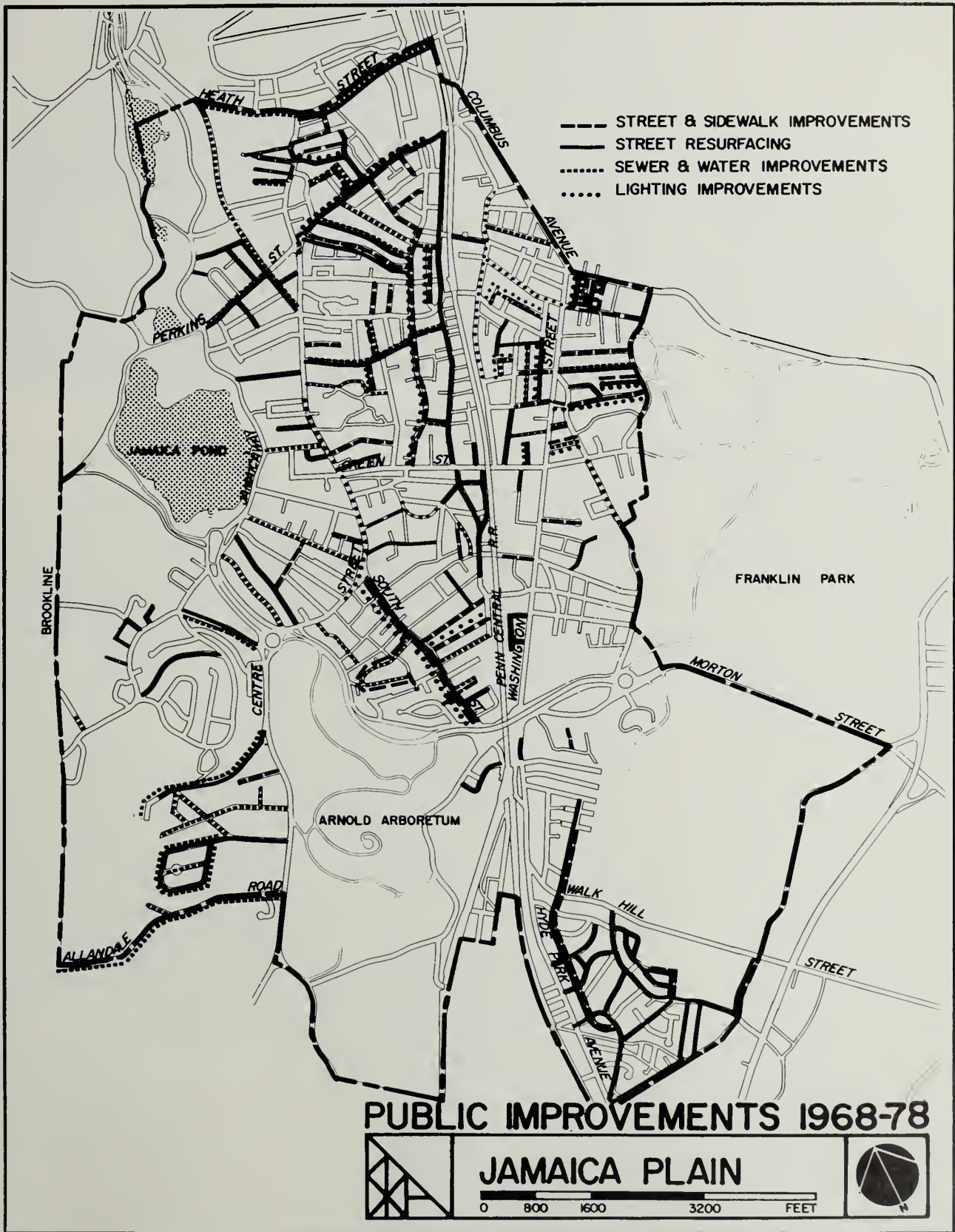
Commerical District Police Patrol	\$ 44,000
Hispanic Homeowners Outreach	15,000
Martha Eliot Health Center	30,000
Oficina Hispana	
— Roberto Clemente Youth Job Training Program (also available to Hispanic youth in Egleston Square)	80,000
Mozart Playground	
— redesign and renovation	100,000

b. Forest Hills

Commercial District Police Patrol	20,000
New Streetlights and Sidewalks	
— Tower Street	90,000
— Woodlawn Street	99,000
— Weld Hill Street	99,000

Total 1978-79 Neighborhood Improvement Program **\$4,459,500**





III. Proposed Comprehensive Neighborhood Revitalization Strategy

A. HOUSING DEVELOPMENT STRATEGY

The strategy to combat residential disinvestment must rest to a great extent upon the participation and the attitudes of the area's residents; rehabilitation incentives, capital improvements, etc., can only play a minimal role unless the neighborhood residents are actively involved and generally perceive that conditions are going to get better.

The presence or establishment of a neighborhood association is an important factor in maintaining positive attitudes and in creating a mechanism whereby the neighborhood can gain a greater degree of control over its own destiny. It is generally acknowledged that if a significant proportion of the neighborhood's residents make a commitment to try and improve the neighborhood, that other residents not initially involved become involved and make greater efforts.

Some of the steps that can be taken to reverse residential disinvestment by increasing neighborhood participation, improving the physical quality of the neighborhood and attracting more families and owner occupants are:

1. Ensure Credit Availability: Lending institutions must be encouraged to provide mortgages and home improvement loans to families throughout Jamaica Plain. The City and community groups should work in concert to ensure this. The requirement by the State Banking Commissioner for disclosure by banks of sources of deposits and mortgage lending patterns, the establishment and working of the Mortgage Review Board and the greenlining effort by the Jamaica Plain Banking and Mortgage Committee all provide opportunities to increase the general availability of credit throughout Jamaica Plain and should be supported and continued. The City should continue its positive public relations effort and work with bankers, realtors, appraisers, etc., to make them aware of Jamaica Plain's attributes.



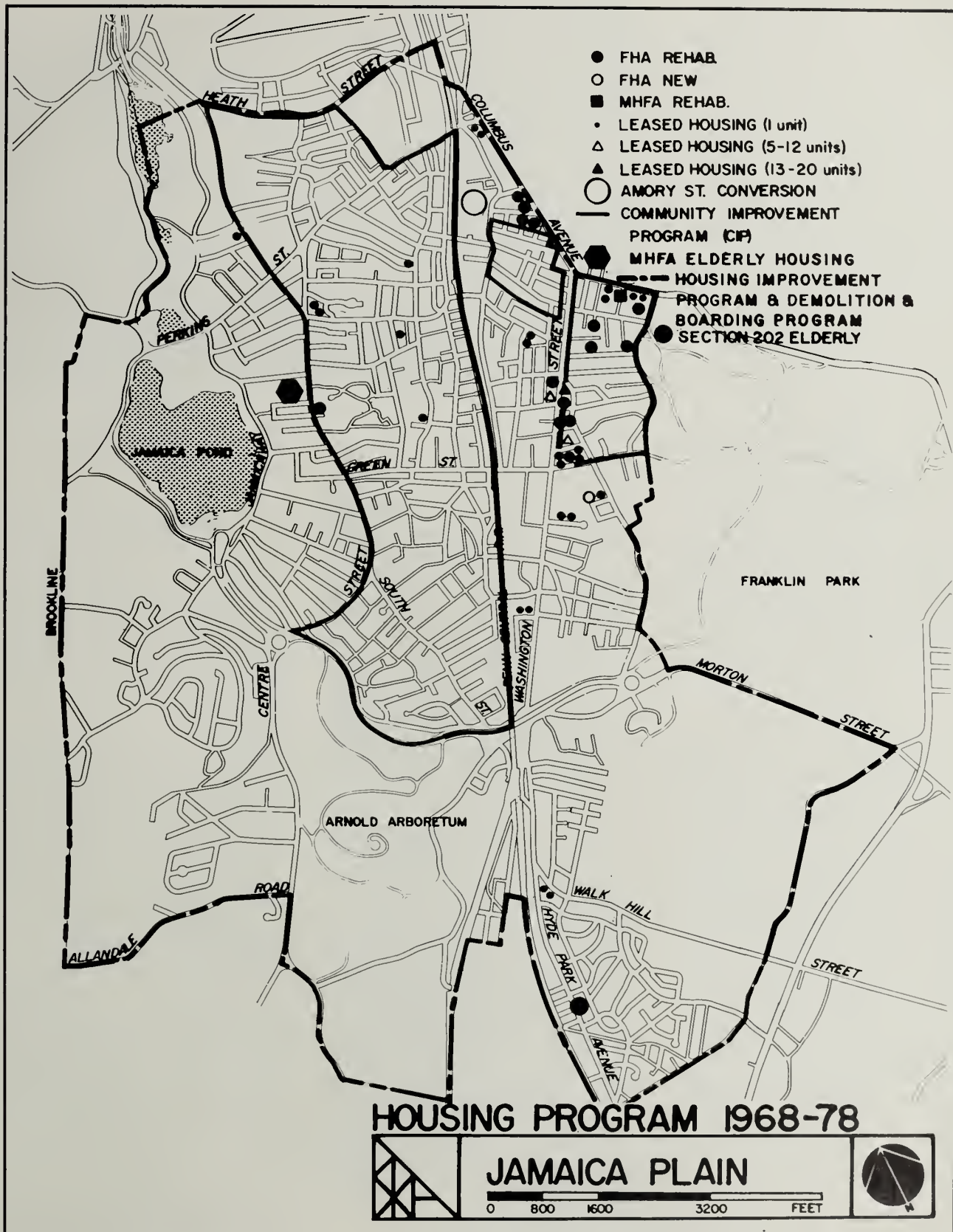
The Southwest High School II is an example of past major public investment in Jamaica Plain

2. Provide Rehabilitation Incentives: The Housing Improvement Program will provide a needed incentive to owner-occupants for a major portion of Jamaica Plain. The program consists of counseling, technical assistance and a cash rebate for homeowners living in 1-6 family structures. The HIP program should be continually reviewed to determine that it is meeting specific neighborhood needs. The pilot investor-owner program should be monitored carefully to determine its effectiveness and transferability to other areas. There continues to be a need for a deep rehab incentive program short of the Section 8 or State 707 programs. Abandoned buildings could be rehabilitated for market-rate housing if such a program existed.

The careful use of rental subsidies such as Section 8 and 707 programs can allow owners the income guarantees necessary to complete renovations of their properties. New federal regulations encourage cities to create Neighborhood Strategy Areas in return for additional Section 8 allocations. NSA's are described as "residential area(s) where concentrated housing and block grant assisted physical development and public service activities . . . are carried out in a coordinated manner to serve a common objective . . . The area shall be of manageable size and condition, so that block grant and other resources

to be committed to the area can reasonably be expected to meet the identified physical development and housing needs within a 5-year period." This approach may make additional Section 8 units available to the neighborhood. However, subsidized housing programs alone cannot and should not be relied upon to meet the rehabilitation need of the neighborhood.

3. Emphasize Neighborhood Improvement: Enforcement of occupancy regulations, code enforcement for problem absentee-owned structures, securing or clearance of abandoned buildings, restoration and improvement of vacant lots by the BRA Open Space Management Program, and renovation and modernization of the public housing projects at Bromley-Heath and South Street will help to upgrade residential neighborhoods and generate confidence in the future of Jamaica Plain.



4. Provide New Capital Investment: Reconstruction of streets and sidewalks, repair and replacement of sewer and water systems, improvement of street lighting and capital investment in parks, schools and other public facilities demonstrate continued confidence by the City and, when coupled with other preservation and revitalization programs, can have a significant positive impact on an area. Because of the City's limited bonding capacity, all near-term capital investments will, of necessity, have to be limited and should be allocated to high priority needs.

Maintenance of parks and playgrounds, especially Franklin Park, should be improved and more frequent police patrols after dark could be utilized to eliminate some of the vandalism that occurs. One way to improve park maintenance may be to place that responsibility on the neighborhood; a pilot program should be established whereby the Parks Department contracts with a recognized community group to provide maintenance for a park or playground which is presently in poor condition. This should increase community involvement with the facility, result in improved maintenance and provide additional jobs for community residents.

5. Encourage New Private Investment: The construction of new housing is a vital component in providing for the needs of the district. Many sites in the Southwest Corridor, as well as parcels in the Jamaica Hills/Jamaica Pond Area, are well suited for low-rise housing. New residential developments can have a significant stabilizing influence on the neighborhood and help to improve the image of Jamaica Plain as a good investment area and a good neighborhood in which to live. The Adams-Nervine property, which has been designated as a Landmark by the Boston Landmarks Commission, presents a unique opportunity for conversion to residential use.

New light industrial or commercial development can be supported through the use of federal funding sources such as EDA or Urban Development Action Grants. The latter program, administered by the Department of Housing and Urban Development, provides federal funds which must be used to leverage private investment. This money can be used for traditional urban renewal activities such as land acquisition and clearance, and for innovative methods of encouraging non-public capital investment.

6. Continue and Improve Public Relations Efforts: The publication of a Jamaica Plain poster and the airing of a prime time television show on Jamaica Plain helped to promote pride and confidence on the part of current residents and encouraged new families to seek housing in Jamaica Plain. The City has continued its public awareness efforts through the Living in Boston office. Recent publications, which have had direct bearing on Jamaica Plain include:

Boston's Triple-Deckers (brochure and poster) and the **Living in Boston** booklet. Jamaica Plain businessmen, institutions and similar organizations should also be encouraged to undertake positive promotional efforts.

7. Encourage Historic Preservation: Jamaica Plain has several outstanding examples of historic structures (the Loring Greenough House, Eliot School, etc.) which have been clearly recognized, but many potentially significant structures and districts have not been identified or protected. Buildings such as the District 13 police station, the James Michael Curley home and the Haffenreffer Brewery complex should be considered for local or national landmark status. The City and community groups should work closely to develop a realistic program to preserve their distinct qualities. The City of Boston Landmarks Commission has proved helpful in this undertaking, designating the Adams-Nervine property on Centre Street and submitting an application to place the Monument Square district on the National Register of Historic Places.

B. COMMERCIAL CENTERS

Both public and private efforts are required to enable neighborhood shopping centers to compete with larger suburban centers. Significant City investments, including the recent \$1,300,000 reconstruction project along Centre Street, have been made in Jamaica Plain's commercial centers but a greater effort on the part of the businessmen is needed to continue to improve the centers.

Additional street furniture will help to create a more attractive and convenient shopping environment on Centre Street and in Egleston Square, Hyde Square and Forest Hills. Continuation of police foot patrols is a major factor in the commercial center's image and will discourage vandalism and theft and encourage shoppers to use neighborhood facilities.

The City should assist businessmen's associations in setting up workshops, conducting market studies, assessing current mixes of stores, attracting new businesses and providing for the reuse of key parcels. Commercial development at the station locations along the new Orange Line should be geared towards complementing the existing commercial centers and not towards competing with existing major uses.

These public actions and improvements, in concert with the storefront improvement program, conformance to the City's sign code and accelerated private investment should provide for a significant upgrading of Jamaica Plain's neighborhood commercial centers.

C. JOB AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

The major economic development opportunity in Jamaica Plain is the Southwest Corridor Project. Commercial and industrial development parcels will be available throughout the entire Corridor project area. The planning and disposition of these parcels should be done carefully and with the involvement of the community. Other development opportunities include the Fleishman site, the American Cellophane building and several other vacant industrial buildings.



Model of the new Forest Hills Station looking northeast. Source: MBTA Southwest Corridor Project.

D. INSTITUTIONAL AND INDUSTRIAL EXPANSION/ ENCROACHMENT

A study of the industrial areas in Jamaica Plain should be prepared and proposals for rezoning (if applicable) set forth, which, if adopted, should encourage intensified industrial activity within designated zones. Transportation improvements to provide better access and private modernization efforts would contribute to the viability of the existing industrial firms and help to attract new firms.

A study of institutional locations, needs and problems should be prepared so it can be utilized as a guide to action in determining appropriate locations or expansion needs of institutions and in granting or denying individual variances. Additionally, because of the unfair burden placed on the Boston taxpayer because of the large percentage of tax exempt property, the City should no longer allow removal of any further property from the tax rolls by tax exempt institutions unless an agreement is reached concerning payments in lieu of taxes to the City.

New state regulations concerning the operation and construction of nursing homes have caused the vacancy of several nursing homes in Jamaica Plain. The reuse of these abandoned structures is of particular concern because of the difficulties in returning these buildings to normal residential use. A pilot project, undertaken by the Jamaica Plain Neighborhood Development Corporation, will explore the suitability of these structures for conversion to congregate elderly housing.

E. TRANSPORTATION IMPROVEMENTS

The physical condition of some streets requires resurfacing or reconstruction and provision of new street lighting. The problem of traffic speed and congestion, particularly in the Southwest Corridor, requires a multifaceted approach. A study of the existing circulation plan is needed and the function of certain overutilized or congested streets, most notably Amory and Lamartine Streets, should be reviewed and alternative circulation proposals developed and implemented.

New traffic signalization is necessary on some major streets as well as trouble-some intersections on secondary roads. Stepped-up ticketing and towing of illegally parked cars, especially double parkers, is a necessary step in the resolution of Jamaica Plain's traffic congestion, especially on Centre and Washington Streets.

The City should work with the MBTA and the community to facilitate changes that would improve service on the Arborway Line. Redesign of the Arborway Bus Garage plans must be accomplished to ensure its compatibility with the surrounding community and areawide planning considerations.

The City and community groups must also review and monitor all Southwest Corridor construction plans, station layouts, the proposal for a 500 car parking garage at Forest Hills, and proposals for new development to ensure their compatibility with the community. Portions of the Southwest Corridor are zoned such that they allow uses which are inappropriate in those areas. Proposals for rezoning and new development controls should be prepared and adopted.

F. IMPROVED HUMAN SERVICES

Since the Community Development program is primarily a housing and physical development program, only those human service programs for which there is a clear and compelling need, a clear relation to goals of the CD programs, and significant community support should be funded from the CD budget. The areas of health care, day care, and youth and elderly services should be thoroughly evaluated by the City with respect to the effective provision of services and the changing needs of Jamaica Plain. Programs and funding levels should be reflective of these guidelines and evaluation so that the provision of key services will effectively respond to the needs of the residents of Jamaica Plain and contribute to neighborhood stability.

IV. Summary Proposed Three Year Improvement Program

A. COMPREHENSIVE DEVELOPMENT STRATEGY

Improvement activities in Jamaica Plain during the next three years (1979-81) should continue to support and encourage residential reinvestment. Increased emphasis by the Federal government on concentrated and coordinated use of Community Development Block Grant funds may cause some redistribution of funds within the neighborhood. The creation of Neighborhood Strategy Areas and other concentrated investment areas will bring the maximum amount of assistance to bear on the target neighborhood. Housing, neighborhood commercial areas, transportation and human services will all be included in the range of activities undertaken.

The limited amount of funds available for physical development activities throughout the city makes the selection of project areas a critical issue. Considerations in the identification process should include the general condition and needs of the area as well as: the size and number of vacant multi-family structures, the relationships of the area to commercial districts, the ability to match public investments with committed or potential private investment, and the relationship of the area to the Southwest Corridor Project.

B. MAJOR OBJECTIVES AND PRIORITIES FOR PUBLIC FUNDS

1. Residential Disinvestment

The Housing Improvement Program has been an important and integral part of Jamaica Plain's housing program and has been quite effective in encouraging homeowners to make needed repairs. Over 400 structures have been or are being rehabilitated under this program. The 20%, 40% and 50% HIP programs should be continued, modified where necessary and funding should be made available for approximately 750 structures over the next three years. Because of Jamaica Plain's large Spanish-speaking population, the City should evaluate the need for programs to overcome language and cultural barriers



This historical view of Franklin Park indicates the beauty of the park which must be restored and preserved. Source: Richard Heath, Franklin Park Coalition.

which may inhibit participation of the Spanish population in housing programs and should initiate programs to overcome those barriers.

The demolition and boarding program should be continued. Funds for boarding approximately 40 structures and demolishing approximately 45 hazardous structures should be made available over the next three years. To more effectively maintain and manage large and/or important City-owned vacant lots, these lots should be transferred to the BRA Open Space Management Program and the necessary funds allocated.

The public housing projects at Bromley-Heath and South Street are in need of extensive renovations. The BHA must accelerate its maintenance program at these two projects. Funds must be obtained and allocated over the next three years to continue major renovations and improve recreational facilities at the Bromley-Heath project and accomplish needed renovations at the South Street project.

The reconstruction of residential streets and sidewalks, the installation of street lights and street trees and the cleaning and replacement of sewer and water lines play an important part in maintaining neighborhood confidence and in leveraging private investment. An inventory of existing conditions and specific needs on all

Jamaica Plain streets should be completed and a phasing plan for improvements developed and implemented. At least \$1,000,000 should be allocated over the next three years to continue the construction and repair of Jamaica Plain's public works facilities on a systematic basis.

Recreation facilities in Jamaica Plain are heavily utilized and need to be regularly maintained and repaired. The City should also monitor demographic changes and update its facilities accordingly to address developing or changing needs.

Many major public facilities in Jamaica Plain such as schools, fire stations, libraries, etc., are old and deteriorating. A thorough evaluation of their useful life, need for replacement and reuse potential should be undertaken in the immediate future. Programs for new construction or renovation should be reflective of these findings and funding allocated for 1979-1981.

To maintain public awareness of Jamaica Plain as a good place to live, shop and raise a family, the City should continue its positive public relations efforts (especially with banks, realtors and other key actors) and funds should be allocated for this effort in 1979-1980. Jamaica Plain businessmen, institutions and other organizations should be encouraged to

undertake positive promotional efforts; the need to establish a program to leverage private funds for this effort should be studied and funds allocated in 1979-1980 if necessary.

2. Commercial Center Decline

Recent public expenditures for footpatrolmen, lighting, parking lots, amenities and storefront rehabilitation have done much to upgrade Jamaica Plain's commercial centers. The footpatrol program has been quite successful and should be funded for 1979-1981. Funds should be allocated in 1979-1981 for additional amenities for Jamaica Plain's commercial centers and be placed in co-operation with local merchants. The potential for reuse of key parcels (such as the Old Agassiz site, the Big Bear, and the Theater complex in Egleston Square) should be studied and funds for acquisition, demolition, site preparation, etc., allocated in 1980-1981 if necessary. Market studies in the district's center should

be continued. Emphasis must be placed on improving the ability of the retail districts to compete with the marketing and merchandising techniques used by the suburban shopping centers.

3. Transportation Problems

A study of street direction changes, intersectional improvements, and traffic signalization to discourage through commuter traffic on residential streets (especially in the Southwest Corridor area) should be undertaken and funding for the necessary physical improvements should be allocated. Continuous monitoring and review of all Southwest Corridor engineering studies, station layout details and development proposals is necessary; intensive work has begun and will continue for the life of the project.

4. Institutional & Industrial Expansion/Encroachment

The primary threat of industrial encroachment in Jamaica Plain lies in the vacant land soon to be available in the Southwest Corridor. While controls for the disposition of this land will be available to the community and the City, a danger does exist in the current zoning of much of this land. The City (BRA) should institute a careful analysis and subsequent rezoning of specific parcels to respond to current adjacent uses and desired future development.

5. Human Services

While there exists a need for improved human service activities in Jamaica Plain, the City's ability to fund these programs is severely limited. The City's role in human service funding should be limited to the provision of "start-up" funds to innovative programs who would then seek permanent funding sources. This use of City funds to leverage non-City funding would seem to be the most productive.

C. THREE YEAR PROGRAM SUMMARY TABLE

Issue	Strategy	1978 Investment Program	Proposed 1979-1981 Neighborhood Improvement Program Activities
I. Residential Disinvestment			
a. Restrictions on mortgage and home improvement loans availability	Increase and stabilize neighborhood mortgage and home improvement assistance. Provide rehabilitation incentives.	H.I.P. Program \$300,000 312 Loan Program Absentee-owners pilot rehab program \$20,000	Continue HIP Program. Continue evaluation of HIP. Institute new rehab program for deep subsidy of abandoned buildings.
b. Presence of blighting influences	Securing or clearance of abandoned buildings. Rehabilitation of abandoned buildings. Improvement of vacant lots. Hold sizable or important city owned vacant areas for future sale or development. Rehabilitation of public housing. Code enforcement of problem buildings.	Boarding and demolition \$90,000 Open Space Management \$50,000 South Street Housing Project security patrol \$20,000	Clearance of 45 additional abandoned buildings. Securing of 40 additional abandoned buildings. Provide Section 8 subsidies and develop Neighborhood Strategy Area Proposal. Continue Open Space Program. Develop long-range reuse proposals. Modernization of additional public housing units and overall environment at Bromley-Heath and South Street. Provide staff support for code enforcement program.

Issue	Strategy	1978 Investment Program	Proposed 1979-1981 Neighborhood Improvement Program Activities
4. Institutional and Industrial Expansion/Encroachment	Prepare study of institutional/industrial location needs, problems, etc. as a guide to action. Review individual variances requested.		
5. Human Services	Support necessary neighborhood health centers.	Brookside Park Family Life Center - \$40,000. Martha Eliot Health Center - \$30,000.	Coordination of human services programs seeking City funding.
	Support necessary day care centers.	NICE Day Care - \$50,000. Neighborhood House Day Care - \$15,000.	
	Support necessary youth programs.	Neighborhood House Construction - \$35,000. Club Hispano - \$25,000.	
	Support necessary elderly programs.	Agassiz Reading - \$15,000. Senior Shuttle - \$17,000. Senior Team - \$30,000.	
	Support Job Training Activities.	Officina Hispana - \$80,000.	

V. Appendices

A. NEIGHBORHOOD HISTORY

Historically, Jamaica Plain has never been a clearly defined area. It was originally part of the town of Roxbury and when West Roxbury was declared a separate community in 1851 no distinct boundary existed between Jamaica Plain and other portions of West Roxbury.

In the 17th century, West Roxbury was sparsely settled and was an area of fertile farmland which supplied much of Boston's fruit and produce. The earliest streets determined the first settlements and still define neighborhoods today in Jamaica Plain.

Two major factors influenced the early development of Jamaica Plain: (a) a new water supply; and (b) railroad extensions. In 1795, the Jamaica Plain Aqueduct Company was formed. Its water system, which extended from Jamaica Pond to Fort Hill, was a major source of water supply to Boston until 1845. This water supply attracted industry to Jamaica Plain and tanneries and breweries grew up in the band from Roxbury Crossing to Forest Hills. In 1834, the Boston and Providence railroad was constructed along Washington Street. The railroad brought commuters to Jamaica Plain and the area was no longer to be a community of farmers and wealthy residents. The new commuters built Greek Revival, Italianate and Mansard style houses, many of which still remain.

The last half of the 19th century brought many physical changes to Jamaica Plain. In the 1870's the street car tracks were extended from Roxbury into West Roxbury along Washington Street and Centre Street. This improved access was a stimulant to construction of middle class residential areas throughout Jamaica Plain. Most of the old estates were subdivided and crossroads were built. The area which was most intensively developed at this time was central Jamaica Plain bounded by Centre Street, Green Street and the railroad. Most of the houses built were single or two-family, detached wooden structures, although three deckers were constructed near the borders of Roxbury and the manufacturing district.

Despite its growth as a residential area, Jamaica Plain retained much of the open space for which it is still famous. This is mainly due to the creation of Boston's "emerald necklace" park system, designed by Frederick Law Olmsted in the late 1800's to provide the City with a continuous chain of parklands.

B. COMMUNITY PARTICIPATION OPPORTUNITIES

1. Introduction

There are many ways in which the Jamaica Plain community shapes and directs growth within its neighborhoods and commercial centers. Planting shrubs along property lines, utilizing the Housing Improvement Program, and voicing concerns at zoning hearings all affect the type and quality of life in Jamaica Plain. There are, however, several opportunities for community action at a larger scale which can effectively have a long-term impact on the growth of the community.

2. Zoning Changes

Zoning is a legal tool used to shape land use patterns and regulate the scale of development within given boundaries. The zoning districts in Jamaica Plain have served the community in establishing residential and commercial uses that are reasonably consistent in scale and density. In the last ten years, changes in residential, commercial and industrial demands have led to a breakdown, in some instances, of zoning functions. Frequent zoning variance applications and the encroachment of non-compatible uses upon one another indicate a need to re-evaluate the existing zoning and make appropriate changes in the designation of zoning areas.

The procedures for changes and modification of the Boston Zoning Code are well established. The following is an outline of the procedures:

- a. Change of Zoning (Procedure A)
 - (1) Proposed zoning change is presented to the BRA Board for approval.
 - (2) BRA Board recommends change to the Zoning Commission.
 - (3) Zoning Commission holds public hearing following advertisement and notification of appropriate parties.
 - (4) Zoning Commission can pass measure with seven affirmative votes.

- (5) Ordinance goes to the Mayor.
- (6) Mayor approves ordinance or vetoes ordinance. (Veto can be overridden with nine affirmative votes of the Zoning Commission).

b. Change of Zoning (Procedure B)

- (1) Citizen group request hearing before the Zoning Commission.
- (2) Zoning Commission asks BRA for recommendation.
- (3-6) The same as item b.

The BRA will conduct an evaluation of present zoning in target areas throughout Jamaica Plain. Information will be presented at a community meeting along with recommendations for changes. The BRA Neighborhood Planner will hold a series of working meetings with community representatives and the Little City Hall to consolidate a number of zoning change recommendations which are both warranted in a technical evaluation and supported by the Jamaica Plain community. The procedure for a change in zoning can then be initiated.

3. Community Development Block Grant (CD) and Capital Budget (CB) Proposals

The CD program involves the distribution of Federal funds that come to the City with Federal requirements that certain neighborhood improvement activities and citizen participation be carried on under the program. The use of CD funds are primarily limited to housing, neighborhood improvements and public services in low and moderate income neighborhoods of the City. The following appendix lists programs that were funded in this neighborhood during the past three years from 1975 to 1977.

The City's annual Capital Budget (CB) is usually determined at the same time that the CD budget is formulated. The City raises CB funds by selling tax exempt long-term municipal bonds to private investors to fund capital improvements such as schools, public buildings, parks, streets, lighting and underground utilities.

The City's annual process for determining both the CD and CB includes the following steps:

1. An initial neighborhood hearing is held in each Little City Hall district

to explain funding requirements for the program, report on the past year's projects and present the proposed neighborhood profiles (October or November).

2. A second neighborhood hearing is held to receive and discuss neighborhood proposals for funding the next year (November or December).

3. The Little City Hall Manager, Office of Program Development (OPD) Programmer and BRA Neighborhood Planner meet to review funding requests and prepare a proposed Neighborhood Improvement Plan (December and January).

4. The proposed Neighborhood Improvement Plans are presented to the Mayor's Neighborhood Development Council (NDC) for approval. This group is chaired by the Deputy Mayor for Fiscal Affairs and includes two additional Deputy Mayors, the Mayor's Housing Advisor and Directors of the BRA, Office of Public Service and OPD (January or February).

5. Upon approval of the NDC, the proposed Neighborhood Improvement

Programs are submitted to the City Council for their review and approval (February or March).

6. The City Council holds a series of neighborhood hearings on the proposed budgets. It then approves the budgets with amendments based on opinions voiced at the hearings (March or April).

7. The Mayor reviews and approves the final Neighborhood Improvement Plans (April).

8. The proposed CD application and budget is submitted to the U.S. Department of Housing and Urban Development for its review and funding (May and June).

9. The CD funds become available for spending (July 1st).

4. Southwest Corridor Project

The Southwest Corridor Project will result in the relocation of the MBTA's Orange Line from Washington Street and the AMTRAK lines to depressed right-of-way near the location of the present Penn-Central embankment. The citizen participation

mechanism for this project is the Station Area Task Force. The SATF's represent the neighborhoods surrounding each of the four stations to be located in Jamaica Plain.

The SATF's discuss and review issues regarding station design, development potential and other items of community interest. Citizens wishing to participate in their SATF should contact the Southwest Corridor Project office at 722-5834.

5. Summary

The planning process is ongoing. Day to day decisions make up one part of the process. By establishing medium- and long-range goals for the community's growth, these day to day decisions and comprehensive planning programs can reflect the values and desires of the Jamaica Plain district.

Community participation in both the procedures for change and program development are vital in maximizing the benefits of a comprehensive planning process in Jamaica Plain.

C. LIST OF 1975-77 NEIGHBORHOOD IMPROVEMENT PROGRAM STATUS

Program	Status
1. Programs Funded by Community Development Block Grant Housing Programs	
Housing Improvement Program (HIP), includes 50% rebate for the elderly in Year III	On-going
Modernization of Public Housing on Heat Street	In-progress
Clearance of abandoned, unsafe, and dangerous buildings	On-going
Securing of vacant buildings for future rehabilitation	On-going
REVIVAL: restoration of vacant lots in residential areas	Complete
Pond Street Elderly Housing Project: Roof repairs	Complete
Bromley-Heath Housing Project:	
Security patrol (fifty-fifty share between the City and tenants)	On-going
Rehabilitation of vacant apartments	On-going
Neighborhood Business District Programs	
Foot patrol - Egleston Square, Centre Street, Hyde Square	On-going
Storefront Improvement Program: Hyde Square and Centre Street	On-going
Hyde Square parking lot - construction	Completed
Egleston Square parking lot - construction	In-process
Business district amenities - Egleston and Hyde Squares and Centre Street	Completed
Capital Improvements	
Public Facilities	
Renovation of woodworking shop for youth programs at Washington Street	Completed
Renovation of Martha Eliot Center	New building to be constructed
Southern Jamaica Plain Health Center	Completed
Completion of construction at NICE day care and Brookside Family Life Center	Completed

Program	Status
Parks	
Jefferson Playground - play equipment complex	Completed
Rossmore and Stedman Playground - site improvements	Completed
Wachusett Street Playground - lighting	Completed
Public Works	
Residential street lighting	On-going
Street construction	On-going
Sidewalk reconstruction	On-going
Residential sidewalk reconstruction	On-going
Street trees	On-going
Neighborhood Services	
Brookside Park Family Life Center provision of primary health care services	On-going
Martha Eliot Health Center provision of primary health care service	On-going
Senior Shuttle	On-going
NICE, Inc., day care for pre-school children	On-going
Jamaica Plain Neighborhood House: day care for 7 to 12 year olds, after school	On-going
Club Hispano recreation program for children	On-going
2. Programs Funded by the City's Capital Budget and Other Funds	
Neighborhood Business District Program	
Sodium lighting - Centre Street	Completed
Off-street parking lot at Centre and Thomas Streets	Completed
Traffic signal improvements and engineering studies at Egelston Square and Columbus Avenue	Studies complete
Capital Improvements	
Public Facilities	
Construction of Brookside Park Family Life Center	Completed
Jamaica Plain Police Station	In planning
Renovation of Neighborhood House	Completed
Parks	
Daisey Field playfield and floodlights, refurbished walks, lighting, trees, joggers' track, benches, drainage	Completed
Jamaica Way and Jamaica Pond	Completed
Mozart Street play area - play equipment complex	In design
Wachusett Street Playground	Completed
Public Works	
Lighting for Forest Hills area - phase II, Hyde Park Avenue and Washington Street	
Residential street reconstruction	On-going
New water line for Centre Street (South Street to South Huntington Ave.) part of total state reconstruction project	Completed

CITY OF BOSTON

Kevin H. White, *Mayor*

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, *Chairman*

Joseph J. Walsh, *Vice Chairman*

James G. Colbert, *Treasurer*

James K. Flaherty, *Assistant Treasurer*

James E. Cofield, Jr., *Member*

Kane Simonian, *Secretary*

Robert J. Ryan, *Director*

NEIGHBORHOOD PLANNING PROGRAM

Roy Bishop, *Director*

James Baecker, *Assistant Director*

Brian Collins, *Jamaica Plain Planner*

